A RESOLUTION

BY COMMUNITY DEVELOPMENT/ HUMAN RESOURCES COMMITTEE

A RESOLUTION TO CONFIRM THE APPOINTMENT OF OLA REYNOLDS TO THE HOLLOWELL/ M.L. KING TAX ALLOCATION DISTRICT ADVISORY COMMITTEE; AND FOR OTHER PURPOSES.

WHEREAS, Ordinance 06-O-2287 (the "Ordinance"), adopted by City Council on December 4, 2006 and approved on December 13, 2006 pursuant to Section 2-403 of the City Charter authorized, among other things, the creation of the City of Atlanta Tax Allocation District Number Eight- Hollowell/ M.L. King TAD; and

WHEREAS, Section 8 of the Ordinance authorized the Atlanta Development Authority to establish an advisory committee to make recommendations on projects to be funded from bond proceeds, tax allocation increment or other funds generated by the Hollowell/ M.L. King TAD. The advisory committee shall include representatives from the NPUs operating within the Hollowell/ M.L. King TAD; and

WHEREAS, Resolution 09-R-1938, adopted by City Council on November 2, 2009 and approved on November 11, 2009 pursuant to Section 2-403 of the City Charter, authorized, among other things, the establishment of the Hollowell/ M.L. King TAD Advisory Committee (the "Advisory Committee"); and

WHEREAS, pursuant to Resolution 09-R-1938 the Advisory Committee shall include the chairs of NPUs G, H, I, J or their designees, the President of the NW Business Association or his/ her designee, the President of the M.L. King Merchants Association or his/ her designee, and an industrial business representative; and

WHEREAS, Resolution 09-R-1938 further provides that the NPU representatives to the Advisory Committee shall be selected annually by the respective NPUs and shall be confirmed by City Council; other members of the Advisory Committee shall serve two-year terms; and

WHEREAS, the City desires to confirm the selection of Ola Reynolds, Chairperson of NPU "G" to serve on the Advisory Committee.

THE CITY COUNCIL OF THE CITY OF ATLANTA GEORGIA HEREBY RESOLVES, that the selection of Ola Reynolds to serve on the Hollowell/ M.L. King TAD Advisory Committee for a one-year period is hereby confirmed.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions in conflict herewith are hereby waived to the extent of the conflict.



CITY OF ATLANTA

Shirley Franklin Mayor Office of the Mayor 55 Trinity Avenue, SW Suite 2400 Atlanta, Georgia 30303 404-330-6100

Greg Pridgeon Chief of Staff

November 20, 2009

President Lisa Borders and Members of the Atlanta City Council City Hall, Suite 2900 South 55 Trinity Avenue Atlanta, GA 30303

RE: Hollowell/M.L King Commercial Tax Allocation District: Advisory Committee Appointments

Dear President Borders and Members of the Council:

It is a pleasure for me to appoint Ola Reynolds to serve as a member of the Hollowell/M.L. King Commercial Tax Allocation District: Advisory Committe for the City of Atlanta. This appointment has the concurrence of the relevant district Councilmember. Reynolds is a resident of Atlanta and is willing to serve in this capacity. This appointment is for a term of one (1) year to begin on the date of Council confirmation.

I am confident that Ms. Reynolds will serve the Hollowell/M.L. King Commercial Tax Allocation District: Advisory Committee with integrity and dedication. A copy of her resume is attached for your review.

Sincerely,

Shirley Franklin

Ola W. Reynolds 2680 Mango Circle NW, Atlanta, GA 30318, Home (404) 792-2820 reynolds npug@yahoo.com

I was born in Alabama, twenty-one miles west of Selma, Alabama. My parents, one younger sister and I lived in the country; therefore I had a very simple and happy childhood.

I came to Atlanta, Georgia in the turbulent years of the early sixties. Several years later, I met my husband and we have four sons and thirteen grandchildren.

I've been active in my community for more than 40 years as a resident of the Monroe Heights Community, that's located in Northwest Atlanta. I'm an advocate for community development, education attainment, sustainability of affordable housing for all and all other pertaining components that will make our neighborhoods and communities safe and livable.

My community experience in Neighborhood Planning Unit – G (NPU-G), Secretary (1995-2003), Vice Chair (2003-2005), and Chair (2005-Present). Monroe Heights Community, Secretary/Spokesperson (1995-2004).

At The True Light Baptist Church I was the Youth Ministry Leader, Sunday School Teacher & Secretary, Choir Member, New Members Coordinator, Deaconess Ministry Chairperson (present), Baptism Preparation Coordinator (present).

Other community involvement included: A Focus Group Leader on the Donald Lee Hollowell (formerly Bankhead Hwy) Northwest Framework project with Councilmember Felicia Moore. Former PTA President and Secretary of the John Carey Elementary School. I was a supporter of the Urban Alternative Ministry and presently support Samaritan Purse and Making Strides Against Breast Cancer.

I am a graduate of Georgia STAND-UP Policy Institute for Civic Leadership (2006), Department of Planning and Community Development (BUREAU OF CODE COMPLIANCE) Neighborhood Deputies Program (2007), Atlanta Citizens Emergency Response Team (2007), Board of Directors (Georgia STAND-UP) 2007-2008, and Community Building Coalition of North West Atlanta in NPU-G (2007-present).

During my professional experience, I worked for Saks Fifth Avenue, Atlanta, Georgia, as a Lead Salesperson (1970-2006).



CITY COUNCIL ATLANTA, GEORGIA

09- € -1938

A RESOLUTION

BY COUNCILMEMBERS FELICIA MOORE AND C.T. MARTIN

AUTHORIZING THE ESTABLISHMENT OF THE HOLLOWELL/ MLK TAD ADVISORY COMMITTEE FOR THE HOLLOWELL/MLK TAX ALLOCATION DISRICT; ESTABLISHING THE COMPOSITION OF THE COMMITTEE; PROVIDING FOR MEETINGS AND ACTIVITIES OF THE COMMITTEE; AND FOR OTHER PURPOSES.

WHEREAS, by ordinance 06-O-2287, adopted by the City Council on December 4, 2006 and approved as part of the per City Charter section 2-403 0n December 13, 2006, the City of Atlanta adopted the Hollowell/M.L. King redevelopment Plan and created Tax Allocation District No Eight-Hollowell/M.L.King TAD; and

WHEREAS, the Fulton County Commission has approved a resolution consenting to the inclusion of its share of the ad valorem tax allocation increment in the TAD; and

WHEREAS: the City has designated the Atlanta Development Authority (ADA) as the Redevelopment Agent for the TAD; and

WHEREAS, Section 8 of the City Ordinance provided for the creation of an advisory committee for the purpose of advising the City on projects to be funded within TAD; and

WHEREAS, the Council shall approve the composition and manner of selection of the members of the Advisory Committee

NOW, THEREFORE, THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY RESOLVES as follows:

Section 1. Creation of the Hollowell/M.L.King TAD Advisory Committee (the Committee) is hereby created for the purpose of advising the City and ADA on redevelopment projects funded with tax increment produced by the redevelopment projects.

Section 2. Voting Membership: The Hollowell/M.L. King TAD Advisory Committee will consist of the following voting representatives

- The Chairs of Neighborhood Planning Units G, H, I and J (or their designees)
- President of the NW Business Association (or designee)

		. 30

- * President of the M.L. King Merchants Association (or designee)
 - Industrial Business representative

Section 3. Membership Selection and Terms: The NPU representatives to the Committee shall be selected annually by the respective NPUs and shall be confirmed by Council. Other members of the Committee- (or their designee) shall serve a two-year term.

Section 4. Nonvoting Membership: The Committee shall include the following members who shall have no vote and whose presence shall not be counted for the purpose of determining a quorum of the membership:

- ADA representative
- Council members for Council Districts 9 and 10

Section 5. Governance and Meetings: The voting members of the Committee shall select a chair from among their membership. The committee shall meet at least twice a year. A majority of the voting members shall constitute a quorum.

Section 6. Duties: The Committee shall undertake the following activities and duties:

- Make recommendations to ADA and the City on projects to be funded from tax allocation bond proceeds, tax allocation increment or other funds generated by the Hollowell/M.L. King Tax Allocation District.
- ADA, in consultation with the Advisory Committee, shall identify project specific Community Benefits, as applicable, which will be embodied in the ADA development agreement relating to all projects receiving tax allocation district funding. Such Community Benefits, as applicable, may include, but shall not be limited to, the following project attributes: (i.) an employment opportunity notification, recruitment and training plan; (ii.) an inclusionary marketing and promotion of commercial and retail leasing opportunities to local businesses; (iii.) workforce affordable housing; (iv.) a housing opportunity marketing plan for City employees, Public Safety personnel, Educators and other public sector employees; (v.) greenspace and open space provisions; and (vi.) green building principles and practices.

Section 7. Staffing: The ADA shall provide staff and technical assistance to the Committee

Section 8. Duration: The Committee shall remain in existence for the life of the Hollowell/M.L. King TAD.

Section 9. All resolutions or parts or resolutions in conflict with this resolution are hereby waived to the extent of any such conflict.

A true copy,

ADOPTED as amended by the Council RETURNED WITHOUT SIGNATURE OF THE MAYOR APPROVED as per City Charter Section 2-403

NOV 02, 2009

NOV 11, 2009

RCS# 3404 11/02/09 2:58 PM

Atlanta City Council

REGULAR SESSION

PERSONAL AUTH.EST.OF HOLLOWELL/MLK TAD ADVISORY
COMMITTEE
ADOPT AS AMEND

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 1
ABSENT 1

B Smith Y Archibong Y Moore Y Mitchell Y Hall Y Fauver Y Martin Y Norwood Y Young Y Shook Y Maddox E Willis Y Winslow Y Muller Y Sheperd NV Borders

			Referred To:
	Refer To	Refer To	Date Referred
BY OPERATION OF LAW			Refferred To:
WITHOUT SIGNATURE			Date Referred
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APPROVED	Members	Members	D PERSONAL PAPER REFER
MAYOR'S ACTION	Other	Other	
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1017	Members	Members	COMMITTEE FOR THE HOLLOWELL/MLK TAX ALL OCATION DISRICT:
	Other	Other	THE HOLLOWELL/ MLK TAD ADVISORY
	Action Action	Action Fav. Adv. Hold (see ray side)	ALTHODIZING THE ESTABLISHMENT OF
	Chair	Chair	BY COUNCILMEMBERS FELLINA MOORE
CERTIFIED	Date	Date	A RESOLUTION
☐ Consent ☐ V Vote ☐ RC Vote	Committee	Committee	
Readings		Referred To	(ap O.C.) learned and Co. (ap)
FINAL COUNCIL ACTION			
	First Reading	First A	

CITY COUNCIL ATLANTA, GEORGIA

06-O-2287

AN ORDINANCE

BY COUNCILMEMBERS CEASAR C. MITCHELL, JIM MADDOX, H. LAMAR WILLIS, CARLA SMITH, CLAIR MULLER, JOYCE M. SHEPERD, CLETA WINSLOW, IVORY LEE YOUNG, Jr, KWANZA HALL AND MARY NORWOOD

AS SUBSTITUTED AND AMENDED BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

· AS <u>SUBSTITUTED</u> BY COUNCIL (12/4/06)

CREATING THE CITY OF ATLANTA TAX ALLOCATION DISTRICT NUMBER EIGHT - HOLLOWELL/M.L. KING: DESIGNATING THE **BOUNDARIES** OF THE HOLLOWELL/M.L. KING TAX ALLOCATION DISTRICT; ESTABLISHING THE TAX ALLOCATION INCREMENT **KING** HOLLOWELL/M.L. BASE FOR THE ALLOCATION DISTRICT; ADOPTING REDEVELOPMENT PLAN FOR THE HOLLOWELL/M.L. KING TAX ALLOCATION DISTRICT; ESTABLISHING THE INTENT TO ISSUE AND SELL TAX ALLOCATION BONDS, NOTES OR OTHER OBLIGATIONS AND/OR TO OTHERWISE USE TAX ALLOCATION INCREMENTS TO FUND REDEVELOPMENT COSTS NECESSARY TO **OF** REDEVELOPMENT THE **EFFECTUATE** THE HOLLOWELL/M.L. KING TAX ALLOCATION DISTRICT; AUTHORIZING ATLANTA DEVELOPMENT AUTHORITY TO ACT AS THE REDEVELOPMENT AGENT TO IMPLEMENT THE REDEVELOPMENT PLAN PURSUANT TO THE REDEVELOPMENT POWERS LAW AND THE URBAN REDEVELOPMENT LAW; AND FOR OTHER PURPOSES.

WHEREAS, the Redevelopment Powers Law (O.C.G.A. § 36-44-1 et seq.) provides for the establishment of redevelopment powers and the creation of redevelopment plans and tax allocation districts by counties and municipalities in the State of Georgia; and

WHEREAS, the purpose of the Redevelopment Powers Law is to improve economic and social conditions within substantially underutilized and economically and socially depressed urban areas that contribute to or cause unemployment, limit the tax resources of counties and municipalities while creating a greater demand for governmental services, have a deleterious effect upon the public health, safety, morals and welfare, and impair or arrest the sound growth of the community as a whole; and

WHEREAS, it is in the public interest of the City of Atlanta that the Redevelopment Powers Law be exercised to improve economic and social conditions of the Hollowell/M.L. King Tax Allocation District (sometimes referred to as the "Hollowell/M.L. King TAD"), as such area is described in Appendix A-3 to the document entitled "Hollowell/M.L. King Redevelopment Plan and Tax Allocation District" (sometimes referred to as the "Redevelopment Plan"), which Redevelopment Plan is attached hereto and incorporated herein by this reference, in order to abate or eliminate deleterious effects of its current depressed and underutilized state; and

WHEREAS, the Council finds that the Hollowell/M.L. King Tax Allocation District as a whole has not been subject to development or redevelopment, particularly when compared to the redevelopment activity taking place in other areas of the City, and in fact has suffered from disinvestment and other negative economic conditions; and

WHEREAS, the Council finds that the Hollowell/M.L. King Tax Allocation District on the whole suffers from underdeveloped land characteristics that contribute to or cause unemployment, limit the tax resources of the City and County while creating a greater demand for government services, and in general have a deleterious effect on the public health, safety, and welfare; and

WHEREAS, the Council finds that the Hollowell/M.L. King Tax Allocation District on the whole is substantially underutilized by containing a substantial number of open or vacant parcels and structures and buildings of relatively low value compared to the value of other structures and buildings in the vicinity and that the current condition of the area on the whole is less desirable than the redevelopment of the area for new commercial, residential, office, and other uses, including the provision of additional parkland as well as pedestrian and transportation improvements; and

WHEREAS, adoption of the Redevelopment Plan for the Hollowell/M.L. King Tax Allocation District and creation of the Hollowell/M.L. King Tax Allocation District is necessary to assure that the City of Atlanta maintains its historical position as the commercial center of the region and provides balanced quality of life and access to economic development opportunities throughout the City; and

WHEREAS, the City recognizes that new streetscapes, sidewalks, parks, retail, other public infrastructure, commercial and employment centers, improved connectivity to alternative transportation facilities, and new housing are needed to create an attractive and prosperous community and restore balance to economic opportunities visited upon by other areas of the City; and

WHEREAS, the creation and implementation of the Hollowell/M.L. King TAD can provide incentives and initial funding to catalyze the rehabilitation and redevelopment of areas within the Hollowell/M.L. King TAD; and

WHEREAS, the City of Atlanta has designated the Atlanta Development Authority (the "ADA") as its Redevelopment Agency pursuant to O.C.G.A. § 36-44-1 et seq.; and

WHEREAS, it is in the public interest of the City that the Redevelopment Powers Law be exercised to improve the economic and social conditions of the Hollowell/M.L. King TAD on the whole in order to remedy the detrimental effects of its current depressed and underutilized state; and

WHEREAS, the ADA has prepared a Redevelopment Plan for the Hollowell/M.L. King TAD pursuant to O.C.G.A. § 36-44-3(9) to be used as the framework for the implementation of the redevelopment activities contemplated within the Hollowell/M.L. King TAD; and

WHEREAS, the City recognizes that the Redevelopment Plan is a tool by which to realize the redevelopment potential yet to be obtained in the Hollowell/M.L. King TAD and the adoption of the Redevelopment Plan does not supersede or modify the current zoning regulations on those properties referenced in the Redevelopment Plan or otherwise contained in the Hollowell/M.L. King TAD; and

WHEREAS, the City recognizes the importance of community involvement in the Hollowell/M.L. King TAD implementation process, as well as the importance of balanced and equitable development throughout the Hollowell/M.L. King TAD; and

WHEREAS, the Council of the City of Atlanta desires to adopt the Redevelopment Plan for the Hollowell/M.L. King Tax Allocation District and create Tax Allocation District Number Eight – Hollowell/M.L. King.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA HEREBY ORDAINS AS FOLLOWS:

Section 1. The City of Atlanta finds and declares that the Hollowell/M.L. King Tax Allocation District on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the approval of the Redevelopment Plan.

Section 2. The City of Atlanta finds and declares that improvement of the Hollowell/M.L. King Tax Allocation District is likely to enhance the value of a substantial portion of other real property located within the district.

Section 3. The City of Atlanta approves the attached Redevelopment Plan prepared by the ADA as the Redevelopment Plan for the aforesaid area pursuant to the Redevelopment Powers Law, and incorporates such Redevelopment Plan, including all Appendices and Exhibits thereto, by reference as if fully set forth hereinafter.

Section 4. The City of Atlanta hereby creates its Tax Allocation District Number Eight – Hollowell/M.L. King (the "Hollowell/M.L. King TAD") pursuant to the Redevelopment Plan and the Redevelopment Powers Law. The boundaries of the Hollowell/M.L. King TAD shall be as indicated on the map included as Appendix A-1 to the Redevelopment Plan and shall consist of those tax parcels identified on the list attached as Appendix B to the Redevelopment Plan, both such Exhibits being incorporated herein by reference.

Section 5. Tax Allocation District Number Eight – Hollowell/M.L. King is hereby created as of December 31, 2006, and shall continue in existence for twenty-five (25) years. All redevelopment costs, including financing costs and debt service on tax allocation bonds, notes and other obligations, shall be paid in full by December 31, 2031.

Section 6. The City of Atlanta hereby establishes the estimated tax allocation increment base of \$35,874,290.00 for the Hollowell/M.L. King Tax Allocation District, subject to certification by the state revenue commissioner as provided in O.C.G.A. § 36-44-10. The ad valorem property taxes to be used for computing tax allocation increments are specified in the attached Redevelopment Plan and are incorporated herein by reference; provided, however, that the term "ad valorem property taxes" shall for all purposes exclude ad valorem property taxes levied on personal property and motor vehicles, and those ad valorem property taxes levied on the assessed value of property owned by public utilities and railroad companies (consistent with the amendments to the Redevelopment Powers Law contained in the provisions of House Bill 1361). Inclusion of ad valorem taxes levied by Fulton County and the Atlanta Board of Education in the computation of the tax allocation increment is contingent upon the consent of such bodies for the inclusion of their respective shares of ad valorem taxes in such computation.

Section 7. The City of Atlanta designates the ADA to serve as its Redevelopment Agent to implement the provisions of the Redevelopment Plan and to effectuate the redevelopment of the Hollowell/M.L. King Tax Allocation District pursuant to the framework set forth in Redevelopment Plan and under the Redevelopment Powers Law.

Section 8. The City of Atlanta intends to authorize the issuance of tax allocation bonds, notes or other obligations and such other redevelopment bonds as may be necessary to implement provisions of the Redevelopment Plan.

Prior to the issuance of tax allocation bonds, notes or other obligations or the use of tax allocation increments to fund the payment of redevelopment costs (as defined under the Redevelopment Powers Law), ADA shall establish an Advisory Committee to make recommendations to ADA and the City on projects to be funded from tax allocation bond proceeds, tax allocation increment or other funds generated by the Hollowell/M.L. King Tax Allocation District. The Advisory Committee shall include, among others, representatives from the neighborhood planning units operating with the Hollowell/M.L. King Tax Allocation District. Notwithstanding the foregoing, the City Council, by resolution, shall approve the composition and manner of selection of the members of the Advisory Committee.

Section 9. ADA, in consultation with the Advisory Committee, shall identify project specific Community Benefits, as applicable, which will be embodied in the ADA development agreement relating to all projects receiving tax allocation district funding. Such Community Benefits, as applicable, may include, but shall not be limited to, the following project attributes: (i.) an employment opportunity notification, recruitment and training plan; (ii.) an inclusionary marketing and promotion of commercial and retail leasing opportunities to local businesses; (iii.) workforce affordable housing; (iv.) a housing opportunity marketing plan for City employees, Public Safety personnel, Educators and other public sector employees; (v.) greenspace and open space provisions; and (vi.) green building principles and practices.

Section 10. Notwithstanding the foregoing, before the issuance of the initial series of tax allocation bonds, ADA, in consultation with the City and the Advisory Committee, shall adopt an affordable housing policy, as may be amended from time to time.

Section 11. The Council authorizes the use of the tax allocation increments and the proceeds of such bonds, notes or other obligations relating to the Hollowell/M.L. King Tax Allocation District by the ADA and the City of Atlanta for any and all eligible uses including, without limitation, costs of issuance of such tax allocation bonds, notes or other obligations, capital costs of public and private improvements, including but not limited to streets, bridges, utilities, storm and sanitary sewers; capital improvements related to transit, parks, trails, recreational facilities, parking facilities, sidewalks and streetscapes, and arts and cultural facilities and installations; professional services costs, including fees for architectural, engineering, legal and environmental services, and peer review, and such other uses deemed necessary or appropriate pursuant to provisions of the Redevelopment Plan and the Redevelopment Powers Law.

Section 12. The property proposed to be pledged for payment or as security for payment of tax allocation bonds will include the positive ad valorem tax allocation increments derived from Tax Allocation District Number Eight – Hollowell/M.L. King; provided, however, that the term "ad valorem property taxes" shall for all purposes exclude ad valorem property taxes levied on personal property and motor vehicles, and those ad valorem property taxes levied on the assessed value of property owned by public utilities and railroad companies (consistent with the amendments to the Redevelopment Powers Law contained in the provisions of House Bill 1361).

Section 13. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

A true)copy,

Deputy Clerk

ADOPTED as amended by the Council RETURNED WITHOUT SIGNATURE OF THE MAYOR APPROVED as per City Charter Section 2-403

DEC 04, 2006

DEC 13, 2006

HOLLOWELL/M.L. KING REDEVELOPMENT PLAN

Atlanta City Council

REGULAR SESSION

06-0-2287 TAX ALLOCATION DISTRICT HOLLOWELL AND M.L. KING ADOPT/SUB

YEAS: 12
NAYS: 1
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

NV SmithBArchibongYMooreYMitchellY HallNFauverYMartinYNorwoodY YoungYShookYMaddoxYWillisY WinslowYMullerYSheperdNVBorders

RCS# 733 12/04/06 1:47 PM

Atlanta City Council

REGULAR SESSION

06-0-2287 TAX ALLOCATION DISTRICT HOLLOWELL AND M.L. KING BRING SUB FWD

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

NV SmithBArchibongYMooreYMitchellY HallYFauverYMartinYNorwoodYYoungYShookYMaddoxYWillisYWinslowYMullerYSheperdNVBorders

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COUNCIL Refer To		Committee Date Chair Action	Refer To	Members	Action Action Fav. Adv. Hold (see rev. side) Other	Committee	ing). Preading)
DEC 1-3-2006 WITHOUT SIGNATURE BY OPERATION OF LAW	APPROVED	MUNICIPAL CLERK		NOV Z 0 Z006		CERTIFIED CERTIFIED	COUNCIL AC D 1st & 2nd Readings